

**Redevelopment Authority Minutes
Meeting of October 21, 2009**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. DeRosa, Green, Halloin, Huggins, Kemp, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Mses. Noland, Casteen, and Beckel-Machyckova

1. **Minutes.**

The minutes of the September 16, 2009, meeting was approved on a motion by Ms. Wildenberg, seconded by Mr. Huggins.

2. **Financial Statements.**

Ms. Noland presented the Financial Audit. Total assets increased by \$66,637. Total assets also show current assets of \$1.4 million, including \$800,000 in cash, \$737,000 in CIP, and \$102,000 which is part of the operating plan. Expenses in 2008 were \$141,000, out of which \$100,000 was used for PPL's parking lot, \$26,000 was used for soil remediation, and the rest was used for special assessments and storm water fees. There was also a credit note of \$6,000.

Mr. Halloin asked how are the properties on pg. 6 valued. Ms. Noland replied at cost. She also stated that the land on pg. 7 is written down in one year.

Ms. Wildenberg made a motion to approve the audit, Mr. Halloin seconded, the motion carried.

Ms. Noland also presented an overview of the financial worth of the Redevelopment Authority as of September 30, 2009. Operating expenses were \$73 and capital expenses were \$1,283 in acquisition costs related to the West Bank Redevelopment District. Mr. Halloin moved to accept the financial report. Mr. Green seconded and the motion carried.

3. **Presentation of Revised Plans and Project from John and Sharyn Moss for Property at 2 S. Barstow Street.**

Mr. Schatz reminded the Board that the Mosses asked to reduce the overall size of the project from \$1.2 million to \$800,000 at the last meeting and that the Board had given them a 30-day extension to provide all necessary documents. Mr. and Mrs. Moss presented that they have not been able to obtain a letter from a financial institution. Johnson Bank's final committee stated that they'd be willing to fund apartments but will not fund the River Inn concept. The Mosses stated that they had talked to all the banks in Eau Claire and none of them will fund the Inn. They thanked the Board for giving them the time and asked what the next steps should be.

Mr. Halloin asked what is the Mosses preference whether they would like to withdraw their proposal or would like to change it to apartments. Mrs. Moss responded that she would like to proceed with the apartments if possible.

Mr. Green asked why did the bank think that apartments were more viable then the Inn. Mrs. Moss stated that the bank had comparables of other downtown apartment project, but there was nothing the bank could compare the Inn to and so it made it look more risky.

4. **Closed Session**

Ms. Wildenberg moved to enter into a closed session, Mr. Green seconded, the motion carried.
Mr. Kemp moved to come out of a closed session. Mr. Huggins seconded, the motion carried.

5. **Motion to Approve a Revised Project and Purchase Agreement with John and Sharyn Moss for Property at 2 S. Barstow.**

Mr. DeRosa asked for a motion to approve the revised project and purchase agreement with John and Sharyn Moss for property at 2 S. Barstow. There being no motion, the motion failed.

The Board then directed staff to issue a new Request for Proposal for 2 S. Barstow in order to continue with this project. The RFP is to have a 60-day period for responses, so that proposals are presented at the Board's January meeting. To insure maximum value for the property, the Board requests that all proposals include commercial on the first floor and residential on remaining floors.

The board encouraged the Mosses to submit a proposal.

6. **Motion to Approve the Donation of Fill from Moeding/Haas for Phase II Property That is in the Flood Plain in the North Barstow Redevelopment District.**

Mr. Schatz presented a flood plain map of the North Barstow Redevelopment District. There is extra fill from the first phase of Phoenix Park Neighborhood project and Mr. Moeding would like to donate it to RDA to add it to Phase II.

Mr. Moeding presented that the fill is currently on the Moeding/Lander site at the future location of the grocery store. There are approximately 2 ft. of fill available. The entire Phase II hasn't been taken out of the floodplain yet. Mr. Moeding could scrape it off the current site and move it to Phase II site. The fact that the Phase II is in a flood plain might be a roadblock for getting backing from a bank.

Ms. Wildenberg asked about the Phase I property. Mr. Moeding responded that the entire property has been taken completely out of the flood plain which required approximately 5-6 ft. of fill.

The site for Phase II has a location behind the Lehman Drug building site where the elevation drops off. This site hasn't been used for parking. Mr. Moeding said he would coordinate the drop off with Public Works so they can spread the fill and the site remains available for parking. Mr. Moeding also stated that his next meeting with the grocery store is in November, and if all goes well, they'd like to be under construction by May 1.

Staff and the City is comfortable moving the fill. It will be coordinated with Public Works to get the fill spread and complete the logistics. Mr. Schatz stated that the City will follow the same process of taking the Phase II parcels out of the flood plain as it did with Phase I.

Mr. Halloin made a motion to accept the fill from Moeding/Haas with the understanding that the cost of moving will be by incurred by Moeding/Haas, and the spread of the fill will be paid for by the RDA. Ms. Wildenberg seconded. The motion carried.

RDA Meeting Minutes
October 21, 2009

7. **Announcements and Directions.**

The board directed staff to issue RFP for 2 S Barstow.

Mr. Schatz stated that he is close to completing research regarding insurance in a redevelopment district and will be putting it as an item on a future agenda.

8. **Next Meeting.**

The next meeting of the Redevelopment Authority will be November 18, 2009.



Jeff Hallon, Secretary